016.0	0004	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	960,400	/	960,400
USE VALUE:	960,400	/	960,400
ASSESSED:	960,400	/	960,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-35A	MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIBBETTS ANN F
Owner 2:	
Owner 3:	
Street 1:	35 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1946, having primarily Aluminum Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6003.000	480,300		480,100	960,400
Total Card	0.138	480,300		480,100	960,400
Total Parcel	0.138	480,300		480,100	960,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.52 | /Parcel: 401.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 11613

GIS Ref

GIS Ref

Insp Date 07/25/18

!1408!

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0004-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	480,300	0	6,003.	480,100	960,400		Year end	12/23/2021
2021	104	FV	458,400	0	6,003.	480,100	938,500		Year End Roll	12/10/2020
2020	104	FV	458,400	0	6,003.	480,100	938,500	938,500	Year End Roll	12/18/2019
2019	104	FV	355,700	0	6,003.	510,100	865,800	865,800	Year End Roll	1/3/2019
2018	104	FV	355,700	0	6,003.	372,100	727,800	727,800	Year End Roll	12/20/2017
2017	104	FV	333,500	0	6,003.	324,000	657,500	657,500	Year End Roll	1/3/2017
2016	104	FV	333,500	0	6,003.	276,000	609,500	609,500	Year End	1/4/2016
2015	104	FV	296,900	0	6,003.	270,000	566,900	566,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:57:29

LAST REV

Date	Time
04/02/19	14:03:41
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1408

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21459-205		10/1/1991		238,500	No	No		Y

USER DEFINED

Prior Id # 1:	11613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/1993	50		12,000					12X14 ADD & 10X12

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
5/8/2009	Measured	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6003		Sq. Ft.	Site		0	80.	1.00	1									480,072						480,100	

Total AC/HA:	0.13781	Total SF/SM:	6003	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	480,072	Spl Credit		Total:	480,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13076925
Const Adj.:	1.00490558
Adj $ / SQ:	204.537
Other Features:	111000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652602
Depreciation:	172287
Depreciated Total:	480315

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

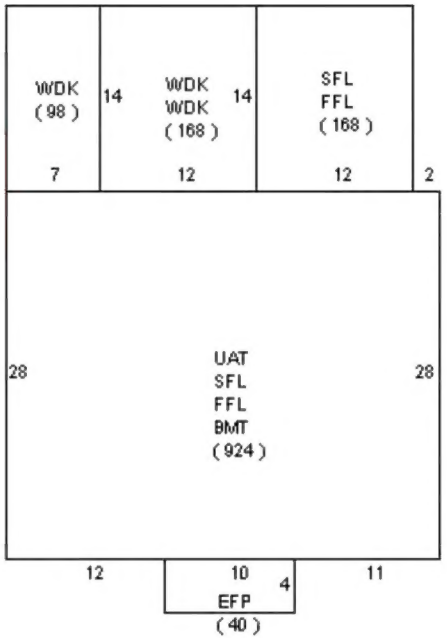
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	204.54
Special Features:	0	Val/Su Net:	125.96
Final Total:	480300	Val/Su SzAd	219.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	204.540	223,354
SFL	Second Floor	1,092	204.540	223,354
BMT	Basement	924	61.360	56,698
WDK	Deck	434	8.340	3,622
UAT	Upper Attic	231	137.040	31,656
EFP	Enclos Porch	40	72.960	2,918

Net Sketched Area:	3,813	Total:	541,602
Size Ad	2184	Gross Area	4506	FinArea	2392
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

016.0-0004-0013.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	